

Wells Fargo Bank, N.A.

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 14-CV-02438

William Anderson a/k/a Bill B. Anderson a/k/a
William B. Anderson, Joyce Anderson a/k/a Joyce
L. Anderson and Chase Home Finance LLC

Defendants.

2015 MAY 27 AM 11:12
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 6, 2015 in the amount of \$180,497.75 the Sheriff will sell the described premises at public auction as follows:

TIME: July 8, 2015 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 210 Fox St Mukwonago, WI 53149-1415

DATED: May 22, 2015

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

Anderson
14cv02438

LEGAL DESCRIPTION:

Lot 6, Block 1, Assessor's Plat No. 1 of the Village of Mukwonago, in the Village of Mukwonago, Waukesha County, Wisconsin.

Said parcel was formerly described as:

PARCEL I

All that part of the Southeast $\frac{1}{4}$ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows, to-wit: Beginning at a point on the $\frac{1}{4}$ section line 131 feet West of where the West line of the Wisconsin Central Railway right-of-way crosses said $\frac{1}{4}$ section line; said point being 1092.62 feet West of the East $\frac{1}{4}$ post of said Section; thence West along the $\frac{1}{4}$ section line 115 feet to the Southeasterly line of the public road; thence South $44^{\circ} 30'$ West and along the Southeasterly line of the road 315 feet; thence East 340 feet to B. S. Avery's West line; thence North and along the said Avery's West line to the place of beginning.

EXCEPTING AND RESERVING THEREFROM THE FOLLOWING VIZ:

59/100 of an acre deeded to H. R. Lobdell by Quit Claim Deed recorded in Volume 119 of Deeds on page 98 as Document No. 91959.

ALSO EXCEPTING 3/10 of an acre deeded to Ed. C. Smith and wife by Warranty Deed recorded in Volume 179 of Deeds at page 80 as Document No. 123107.

ALSO EXCEPTING therefrom the parcel conveyed to William E. Keeler and wife by Warranty Deed recorded in Volume 735 of Deeds at page 400 as Document No. 456609.

PARCEL II

The Southwesterly 7.0 feet of lands described in Volume 547, page 161 (Parcel I) more fully described as follows:

That part of the Southeast $\frac{1}{4}$ of Section 26, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin, described as follows:

Commencing at a point 18 chains 49-1/2 links (1220.67') and 1 chain 96 links (129.36') South $44-1/2^{\circ}$ West from the East $\frac{1}{4}$ corner of the East side of Section 26; thence continuing South $44-1/2^{\circ}$ West $18' 7''$ to the point of beginning of land herein described; thence continuing South $44-1/2^{\circ}$ West 7.0 feet; thence South $43-1/2^{\circ}$ East $52' 2''$; thence North $87-3/4^{\circ}$ East, 10.03 feet; thence North $43-1/2^{\circ}$ West 59.60 feet to the point of beginning.

PARCEL III

All that part of the Southeast $\frac{1}{4}$ of Section 26, Town 5 North, Range 18 East, of the Fourth Principal Meridian, in the Village of Mukwonago, County of Waukesha, and State of Wisconsin, described as follows, to-wit: Commencing at the intersection of the North boundary of the street in said Village, known as the Old Milwaukee and Janesville Plank Road and the South-Easterly boundary of the street in said Village, known as "Fox Street"; thence North $45^{\circ} 01' 22''$ East (recorded as North 45° East), along the Southeasterly line of Fox Street, 151.46 feet to a chain link fence and the place of beginning; thence continuing North $45^{\circ} 01' 22''$ East along the Southeasterly line of Fox Street, 1.43 feet to original lot line; thence South $89^{\circ} 17' 00''$ East along said line, 123.06 feet; thence South $00^{\circ} 43' 00''$ West to a chain link fence corner; thence North $89^{\circ} 37' 07''$ West along said chain link fence, 124.07 feet to the place of beginning.

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